



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: March 1, 2011

SUBJECT: BZA Case 18177 - request for special exception relief under § 1515.1 to construct an addition to an existing one-family detached dwelling at 2811 34th Place, N.W.

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 1515.1, to permit a rear addition to one-family detached dwelling at 2811 34th Place, N.W., requiring special exception relief as follows:

- § 1513.1, to allow a lot occupancy of 33 percent (maximum 30 percent permitted.)

II. AREA AND SITE DESCRIPTION

Address	2811 34 th Place, N.W.
Legal Description	Square 1941, Lot 7
Ward	3
Lot Characteristics	Rectangular lot with alley access at the rear
Zoning	R-1-B – low density one-family detached dwellings TSP – Tree and Slope Protection Overlay District, established to preserve and enhance the park-like setting of designated neighborhoods.
Existing Development	One-family detached dwelling with detached garage at rear. A stone patio is located on the north side of the detached garage.
Adjacent Properties	One-family detached dwellings
Surrounding Neighborhood Character	One-family detached residential community

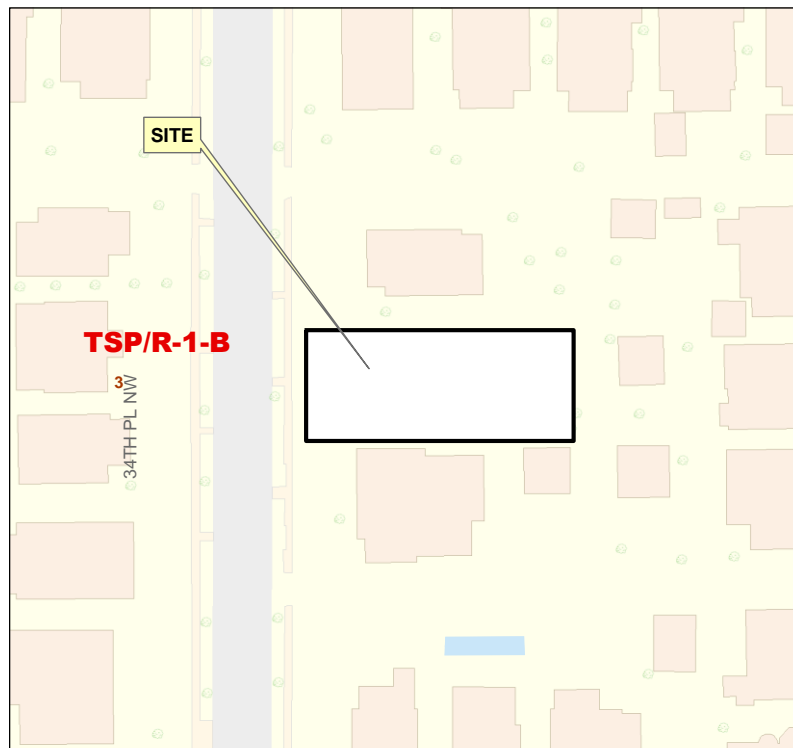
III. APPLICATION IN BRIEF

The applicant proposes to construct a one-story building addition onto the rear of the dwelling over an existing concrete slab for use as a study. This slab, attached to the dwelling, is currently used as a patio. The applicant is unsure of its suitability for use as a foundation for the new room. Instead the applicant proposes to construct two new isolated foundations with piers over the existing slab to support the new room. The construction of these two isolated foundations increases the lot occupancy from thirty to 33 percent.

The subject property is located within the Tree and Slope Protection Overlay District. This overlay imposes additional requirements related to lot occupancy and impervious surface coverage. The subject application is in conformance with the impervious surface coverage requirement, but requires relief from the maximum lot occupancy requirement, as shown in the following table.



	Regulation	Proposed	Relief Required
Lot Occupancy (maximum)	30 percent	33 percent	Special Exception
Ground Coverage (maximum)	50 percent	44 percent	None



Zoning and Vicinity Map

IV. OFFICE OF PLANNING ANALYSIS

Special exception pursuant to § 1515 – Tree and Slope Protection Overlay

1515.1 Any exception from the requirements of this chapter shall be permitted only as a special exception, if approved by the Board of Zoning Adjustment after public hearing, in accordance with § 3104, and subject to the following requirements:

- (a) Tree removal, grading, and topographical change shall be limited to the maximum extent consistent with construction of a building permitted by the standards of this chapter;

No tree removal, grading or topographical changes are proposed.

- (b) *The applicant shall demonstrate that there are specific physical characteristics of the lot that justify the exception;*

The applicant is unable to determine the condition of a structural concrete slab attached to the rear of the dwelling where the applicant proposes to construct the proposed one-story addition. A new foundation is proposed to be constructed adjacent to and bridging over this slab to support the new room.

- (c) *The excepted building and overall site plan of the lot shall be generally consistent with the purposes of the TSP Overlay District and not adversely affect neighboring property; and*

The proposed building addition would be generally consistent with the purposes of the TSP Overlay District because it would not affect any trees, alter the topography, and should not adversely affect parkland or streams. The Watershed Protection Division of the District Department of the Environment (DDOE) approved of the proposed building addition. Neighboring property owners on both sides submitted letters to the file in support of the application.

- (d) *The Board may impose requirements as to design, appearance, tree protection practices during construction, buffering, and other requirements as it deems necessary to achieve the purpose of this chapter, and may vary side and rear yard requirements in order to achieve the purposes of this chapter.*

The Office of Planning does not recommend any additional requirements.

1515.2 *Before taking final action on an application, the Board shall submit the application to the following agencies for review and written reports:*

- (a) *D.C. Office of Planning;*
- (b) *D.C. Department of Transportation, Tree Management Administration;*
- (c) *D.C. Department of Parks and Recreation;*
- (d) *D.C. Department of Consumer and Regulatory Affairs, Soil Erosion and Storm Management Branch; and*
- (e) *National Park Service, U.S. Department of the Interior.*

The proposed plans received sediment control approval from the Watershed Protection Division of DDOE. No other comments or approvals were received.

1515.3 *An applicant for a special exception shall submit at least the following materials:*

- (a) *A site plan for development, including computation and illustration of total lot occupancy and impervious surface ratio, and regulated trees proposed to be removed; and*

- (b) *A plan and statement indicating how trees to be preserved on the lot will be protected during the construction period, including reference to proposed procedures to guard against long-term damage by such factors as soil compaction.*

The subject application includes a site plan for development, including proposed lot occupancy of 33 percent and a proposed impervious surface ratio of 44 percent. No trees are proposed to be removed.

The subject application is in conformance with the provision of § 1515 of the Zoning Regulations, to permit a special exception from the requirements of § 1513.1 to allow a lot occupancy of 33 percent.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VI. COMMUNITY COMMENTS

ANC 3C was scheduled to review the subject application at its regularly scheduled meeting of February 22, 2011.

The neighbors to the north, at 2813 34th Place, N.W., and to the south, at 2809 34th Place, N.W., submitted letters to the file in support of the application.

VII. CONCLUSION AND RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the following:

- **A special exception pursuant to § 1515.1** to increase the lot occupancy from 30 to 33 percent within the TSP/R-1-B district for a building addition.

JS/sjm^{AICP}

Case Manager: Stephen J. Mordfin, AICP